

Identification of the Area

Name or Designation: **Area 45 - West Seattle**

Boundaries:

Northern Boundaries – the Puget Sound, Elliott Bay, and the West Seattle Bridge

Western Boundary – the Puget Sound

Eastern Boundaries – Harbor Avenue Southwest, West Marginal Way (excluding properties fronting on West Marginal Way), Highland Park Way Southwest, 1st Avenue South, Meyers Way South, State Route 599.

Southern Boundary – Southwest 116th Street

Maps:

A general map of the area is included in this report. Detailed Assessor's maps are located on the seventh floor of the King County Administration Building.

Area Description:

Area 45 includes many neighborhoods which are most commonly known by their the major arterials, such of Alki Avenue Southwest, Beach Drive Southwest, Harbor Avenue Southwest, Delridge Way Southwest, 35th Avenue Southwest, Southwest Avalon Way, Fauntleroy Way Southwest, and California Avenue Southwest with its three major junctions, referred to as Admiral, Alaska, and Morgan Junctions. Other portions of area 45 are defined by area names, which include White Center, Lincoln Park, and the Westwood and Henderson areas.

Currently, housing development is density driven with the construction of apartments, condominiums, and town homes on either vacant parcels or parcels previously occupied by single family homes and older commercial structures. The condominium and apartment developments may include mixed use retail/office on the street level. Multifamily development is continuing to occur along California Avenue Southwest area, Alki Avenue Southwest area, and Southwest Avalon Way. Development is expanding to include other West Seattle's neighborhoods, primarily in the form of town homes. Recent major commercial projects are outlined in the individual neighborhood descriptions.

Area 45-05

The area boundaries are delineated by commercial parcels located west of West Marginal Way Southwest, east of 36th Avenue SW between Southwest Brandon and Southwest Webster Streets and east of 26th Avenue Southwest between Southwest Brandon Street and the West Seattle Bridge, with the exception of three parcels between SW Dakota and the West Seattle Freeway facing Delridge Way Southwest zoned either IG2U-85 and C1-65.

The High Point low income housing project is currently undergoing redevelopment to evolve into a mixed income residential development with the future construction of a commercial retail center, and the completed construction of a public library, community center and a health clinic. The Delridge Neighborhood Development Association has redeveloped the historic 1929 Frank B. Cooper School into the Youngstown Cultural Arts Center and artist loft apartments.

The majority of the businesses within the neighborhood are sole proprietorships located in stand alone structures, many of which are owner occupied.

Area 45-05 was physically inspected during the 2004 revalue.

Area 45-10

Area 45-10 is referred to as the “Admiral Junction” neighborhood. The commercial parcels are primarily located along California Avenue Southwest from Southwest Atlantic Street to the north to Southwest Stevens Street on the southern border, and east and west of the California/Admiral Junction within a few block of California Avenue Southwest.

The area has experienced newer development of mid to high end apartment, condominium complexes, and town homes within recent years. Retail/restaurant/office uses are located within close proximity to the junction, with a combination of neighborhood commercial, stand alone buildings, and larger supermarkets. Just to the west of the renovated Metropolitan Market on Southwest Admiral Way, a Bartell Drugstore has been constructed with residential condominiums above street level in The Admiral complex. The West Seattle High School has reopened after a complete renovation, and the West Seattle Library has completed a renovation/remodel. Area 45-10 was physically inspected during the 2003 revalue.

Area 45-15

Area 45-15 includes the northern portion of White Center neighborhood contained within the Seattle city limits, north of Southwest Roxbury Street, and the Westwood neighborhood. The area boundaries are Southwest Roxbury Street to the south, and Southwest Orchard Street and Southwest Webster Street to the north. The western

boundary is 36th Avenue Southwest from Southwest Roxbury Street to Southwest Thistle Street, and 37th Avenue Southwest from Southwest Thistle Street to Southwest Webster Street. The eastern boundary zigzags along Myers Way South, 1st Avenue South, and Highland Park Way.

The Westwood Shopping Center is undergoing a renovation, with the addition of a Barnes and Noble to the existing anchors and the occupancy of chain stores, such as Pier One Imports, Chicos, and Dress Barn. The Southwest Community Center completed an addition of a gym.

A Home Depot has been constructed along Delridge Way Southwest in the northern portion of the neighborhood boundaries. The Seattle Public Library has completed a significant renovation and expansion to the existing branch on 35th Avenue Southwest. Also along 35th Avenue Southwest, the Delridge Development Association, in conjunction with the West Seattle Food Bank, is instrumental in the current construction underway of the West Seattle Community Resource Center and adjoining apartments.

Recent developments in the White Center neighborhood include the construction of a Joint Training Facility for fire and rescue operations for the City of Seattle adjacent to the Metro Park and Ride.

Area 45-15 was physically inspected during the 2005 revalue.

Area 45-20

Area 45-20 is mainly comprised of parcels along the arterials of Alki Avenue Southwest, Harbor Avenue Southwest, and Beach Drive Southwest, many of which are generally either located on the waterfront or have water/city/mountain views. Additional parcels are located within a short walking distance of the neighborhood's arterials.

Condominium development is continuing to be planned in the area. Town home development has more recently begun, especially along Beach Drive Southwest.

Area 45-20 was physically inspected during the 2007 revalue.

Area 45-25

Area 45-25 is considered to be the heart of West Seattle and locally referred to as "The Junction." Southwest Alaska Street and California Avenue Southwest are the major arterials that form the actual junction. The boundaries are Southwest Andover Street to the north, 51st Avenue Southwest to the west, Southwest Brandon Street to the south, and 41st Avenue Southwest to the east.

The neighborhood's community business atmosphere is striving to maintain a pedestrian and community ambiance, which competes with strip center retail, a major neighborhood shopping mall, and the car dominated retail environments elsewhere in West Seattle. In

the nineteen eighties, the local merchants started to provide four free parking lots with three hour parking limit for customers shopping within this district. Local businesses persuaded city officials in 1996 to remove the parking meters along the arterials for a more customer friendly atmosphere.

In general, along California Avenue Southwest the rental spaces that are leased are original in nature, predominantly occupied by “mom-and-pop” businesses rather than major retail chains. Recent density driven condominium and apartment development typically has included first floor commercial space. Planned projects include retail space at street level with 165 unit apartment project on the upper stories.

Area 45-25 was physically inspected during the current 2002 revalue.

Area 45-30

Area 45-30 encompasses all the remaining parcels contained within area 45 that are not attributed to the economic neighborhoods of 5, 10, 15, 20, 25, 35, and 40. This area is irregular in shape since the parcels are generally situated outside of readily definable neighborhoods. Many of the commercial properties are parks, churches, and small stand alone businesses sprinkled throughout single family residential zones. Town home and apartment development has expanded into area 30.

Area 45-30 was physically inspected for the 2004 revalue.

Area 45-35

Area 45-35 is comprised of commercial parcels on California Avenue Southwest, or within close proximity that are not considered within the Admiral Junction neighborhood (Area 45-10) and the Alaska Junction neighborhood (Area 45-25). The area is divided into two portions, which lay above and below area 45-25. The northern portion extends from Southwest Stevens Street to the north and Southwest Andover Street to the south. The southern portion extends from Southwest Brandon Street to the north and Southwest Webster Street to the south.

The Morgan Street Junction, with the West Seattle Thriftway and the renovated Starbucks/Windermere building, are located within the southern portion. Both sections of 45-35 have stand alone retail/office buildings and multi-family residential development. However, the area has been separated from area 45-25, a denser, pedestrian oriented main street style business district. The area is undergoing additional condominium development, as well as a considerable number of town home projects currently underway.

Area 45-35 was physically inspected during the 2003 revalue.

Area 45-40

Area 45-40 covers the West Seattle Bridge and Avalon/Fauntleroy neighborhoods. The area extends from the West Seattle Bridge and Southwest Andover Street on the northern boundary to Southwest Brandon Street on the southern boundary. The western boundary is 41st Avenue Southwest, and the eastern boundary from the south is 27th Avenue Southwest until Southwest Genesee Street then Delridge Way Southwest to the West Seattle Bridge (exclusive of all commercial parcels along Delridge except those zoned C1-65 and IG2U-85.)

The western portion of this area consists of auto dealerships, a lumber company, and a mix of older structures with commercial uses, as well as more recent higher density residential development and mixed use buildings. A grocery store chain, retail and 185 unit apartment development is planned along the Fauntleroy arterial. The eastern portion of the neighborhood contains several large office buildings in the Andover/Delridge area, and mid-rise apartment and condominium development along SW Avalon Way, as well as some industrial improvements.

Area 45-40 was physically inspected during the 2001 and the 2002 revalue.

Area 45-45

Area 45-45 contains the White Center neighborhood and Top Hat, both of which are located in unincorporated King County. The area is bounded by SW Roxbury Street to the north, SW 116th Street to the south, the Puget Sound to the west, and State Route 509 to the east.

The primary north/south arterial in White Center is 16th Avenue Southwest, which is populated by automobile oriented clientele. In contrast, 15th Avenue Southwest has a concentrated neighborhood pedestrian oriented business area just south of the neighborhood boundary of Southwest Roxbury Street. Neighborhood revitalization is occurring along 15th Avenue Southwest. White Center has a mix of service retail and office development, with stand alone retail and strip centers, auto repair, light manufacturing, and food processing.

New development is occurring both along the major arterial of 16th Avenue SW, and minor arterials interspersed through the neighborhood. The business area is surrounded by residential uses, with newer higher density residential, including higher density single family development, focused near the business district. The Greenbridge low income housing development is evolving into a mixed income community, similar to the High Point community, with planned development of new community service facilities. The Greenbridge Wiley Center, which will house the SW Boys and Girls Club, Neighborhood House, and Highline Community College, is nearing completion. The newly constructed Mountain View Elementary School is adjacent to the Greenbridge development.

Top Hat is primarily commercially zoned along the arterials of 1st Avenue South and Meyers Way South with the mixed use businesses orientated to automobile traffic.

Area 45-45 was physically inspected during the 2001 and 2002 revalue.

Ratio Analysis

A preliminary Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study showed a PRD of .95, an assessment level of 89.1% for the Weighted Mean Ratio, and a COD at 19.73%. These measures all improved after application of the 2007 recommended values. The results are included in the validation section of this report. The PRD improved to 1.01, and the Assessment level for the Weighted Mean Ratio improved to 101.9%, and the COD improved to 14.15%.

Scope of Data

Land Value Data:

Two hundred sixteen land sale transactions during the time period ranging from January, 2004 through December, 2006 were given primary consideration in the valuation of commercial zoned land parcels for the 2007 revalue. Due to the small quantity of sales strictly categorized as commercial, sales classified as commercial zoned properties with a residential use at the time of sale were included in the land sale analysis.

Improved Parcel Total Value Data:

A total of fifty nine improved sale transactions during the time period ranging from January 2004 to December 2006 were used to establish a market relationship for similar properties that were not sold. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified, when possible, by contacting the purchaser, seller, or realtors involved in the transaction. Characteristic data was verified, when possible, for the sales. Due to time constraints, interior inspections were limited. Sales are located in the "Improved Sales Used" and "Improved Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

Land Value

Land Sales, Analysis, Conclusions

There were a total of two hundred sixteen sales from January, 2004 through December, 2006 that were considered to be “arm’s-length” transactions and given consideration in the land valuation analysis.

West Seattle continues to experience demand for multi-family housing, with development thriving in many forms including apartments, mixed-use residential and condominium development. Additionally, town home style development is becoming more frequent on smaller parcels originally with single family residences or one story commercial buildings on commercially zoned land.

A trend of “tear-down” sales have occurred with properties that have either been demolished making way for new development or awaiting demolition during the master use application stage, as well as for assemblage or speculation purposes. Many of these properties are classified as residential use on commercially zoned land, and are designated as an RC sale in the Vacant Land Sales Used in Analysis chart following this section of the report.

The land sale analysis indicates differentials in land values due to zone classification, location and site size. Sales were initially analyzed by zone classification. Distinctions in location, time of sale, parcel size, and topography were evaluated in the establishing the land valuation schedule.

The diversity of Area 45 is represented in the mix of commercial improved properties located on residentially zoned parcels, low density and low rise multifamily zone classifications to higher density commercial, neighborhood commercial and mixed-use zone classifications, as well as the inclusion of a small percentage of lighter industrial zoned parcels. Diversity is further demonstrated in the range of the area’s view amenities, including water vistas and beaches, downtown Seattle, Olympic Mountain, and Mt. Rainier views. The individual neighborhoods comprising Area 45 run the gamut from lower end territorial view interior properties and public subsidized housing, a main street style shopping core to higher end waterfront locations. The resulting wide range of land value reflects the non-homogeneous nature of Area 45.

Most zone classifications were represented with recent sales activity. In instances when there no sale activity occurred or sales representation was limited, appraiser judgment was utilized in arriving at the “benchmark” price. The assessor relied on sales of similarly zoned properties, with both higher and lower densities, to bracket the indicated values.

The following Vacant Land Sale Analysis chart lists the land sales considered reflective of the market to arrive at the recommended land values for the 2007 revalue. The second chart lists the vacant sales not used.

A Land Valuation Schedule, based on the Vacant Land Sale Analysis, was created as the standard for valuing properties in the area. In certain situations, subsequent adjustments were later factored for size, shape, and utility of anomalous parcels.

The total assessed land value of all commercial use parcels for the 2006 assessment year was \$879,440,326. The 2007 recommended total assessed land value of these land parcels is \$1,229,077,600; representing an overall increase from previous total assessed land value of approximately 39.76%.

Improved Parcel Total Values:

Sales comparison approach model description

Thirty nine improved sales in the subject area, which were considered to be good, fair market transactions, were considered in the “modeling-analysis” and included in the ratio study. The sales dated from January 6, 2004 to December 8, 2006 supplied the primary data to create the sales price per square foot ranges for the property types listed below. A few of the property types with limited sales included 2003 sales to complete the ranges.

- 1) Warehouse/Light Industrial: \$104 to \$236 per square foot
- 2) Mixed-use Retail/Office/Residential: \$76 to \$557 per square foot
- 3) Retail: \$76 to \$400 per square foot
- 4) Office: \$61 to \$220 per square foot
- 5) Medical Office: \$194 to \$281 per square foot
- 6) Restaurant/Lounge/Taverns: \$158 to \$168 per square foot
- 7) Garage/Service buildings: \$152 to \$210 per square foot

Sale prices assist in establishing general upper and lower market boundary ranges for the various property types within the West Seattle area. In conjunction with market rent surveys, sale price per square foot help set the income parameters and capitalization rates driving the income models developed for the various neighborhoods.

The Sales Comparison Approach was utilized as a guide in estimating total assessed values, but was not given greatest weight due to the limited number of “arm’s length” transactions for each property category in each individual neighborhood.

Cost approach model description

Cost estimates are automatically calculated via the Marshall & Swift cost modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service.

The cost was adjusted to the western region and the Seattle area. Marshall & Swift cost calculations are automatically calibrated to the data in place in the Real Property Application. In most instances, cost estimates were considered value indicators for exempt properties due to the extremely limited market for many of the property types under this category, which may include schools, churches, fire stations and public utility buildings. On a case by case basis, especially when income data or sales were either very limited or unavailable, cost estimates were utilized for fraternal organizations, funeral homes, day care centers, and recreation buildings. Additional consideration in utilizing the cost approach was placed upon neighborhood and building utility.

Cost calibration

The Marshall & Swift cost modeling system built in to the Real Property Application is calibrated to the region and the Seattle area.

Income capitalization approach model description

Income parameters were derived from the marketplace through real estate sales and the sales verification process, as well as market surveys of lease rates within the various neighborhoods that comprise West Seattle. The income tables are included in this report. Similar uses were grouped together with income rates that were correlated to the effective age and building quality of the commercial property.

The following table outlines a summary of the income parameters used in the income tables, which provided the basis for the income value estimate calculations.

<u>USE</u>	<u>TYPICAL RENT RANGE</u>	<u>OVERALL RENT RANGE</u>
Retail/Mixed-use	\$8-\$28	\$7-\$35
Retail/Markets		
Restaurants	\$8-\$28	\$8-\$33
Bar/Tavern	\$8-\$28	\$7-\$33
Office	\$8-\$28	\$7-\$30
Auto Service/Repair	\$11-\$14	\$10-\$42
Medical/Dental	\$13-\$28	\$7-\$39
Office		
Garage	\$4-\$9	\$3-\$14
Storage/Storage		
Warehouse		
Barber Shop/Salon	\$8-\$19	\$8-\$32
Residential/Multi-	\$6-\$14	\$4-\$16
family		
Cleaners	\$7-\$15	\$6-\$16
<u>Vacancy</u>	5.00%	
<u>and Collection Loss</u>		
<u>Operating Expenses</u>	10.00%	
(restaurants/lounges/ taverns/residential/ multi-family)	15.00%	
<u>Capitalization Rate</u>	5-9.5%	

Income approach calibration

The models were calibrated after setting base rents for each use within every neighborhood by applying adjustments based on effective age, and quality of construction. In most cases, final income value adjustments were made to parcels which have land in excess of the typical lot size for the improved use (where the land to building ratio, (L:B) exceeds typical for use). The following chart indicates the L:B range for a use and indicates the L:B figure used to represent the “threshold” for that use in this area for this revalue. Properties having L:B ratios which exceed the “threshold” had an additional dollar amount added to the income value generated by the described tables to reflect the value contribution of the excess land.

<u>USE</u>	<u>L:B RANGE</u>	<u>L:B RATIO THRESHOLD</u>
Retail	1 - 3	4
Warehouse	1.5 - 4	6
Tavern	1 - 3.25	4
Single Family Commercial Use	2.5 - 3	4
Service Building	1 - 4	5
Restaurant/Lounge	.5 - 3	4
Fast Food	2 - 6.5	8
Office	1 - 3.5	4
Medical/Dental Office	1.5 - 3.5	4
Industrial	1 - 2.5	3.5
Grocery	1 - 3	4
Convenience Store w/o gas	3 - 4.5	5
Club	1 - 2.5	3.5
Residential-Mixed Use	.5 - 3	4

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

All parcels were individually reviewed for correctness of the model application before final value selection and reviewed by the senior appraiser prior to posting. The factors analyzed in the process of establishing value utilizing the model constructs were subject to adjustment by the appraiser. In most instances, the Income Approach to value was considered to be the most reliable indicator of value due to the information collected during the rental survey. The survey was used to establish the economic parameters utilized in the estimation of market value through the Income Approach. When the value of the property by the income approach was less than the land value, a minimal \$1000 value was allocated to the improvements. The Market Approach to value has been employed in circumstances where sales demonstrate the willingness of the marketplace to exceed the income producing capability of the improvements. For property uses where sales and income data was either limited or unavailable, such as tax exempt properties, the Cost Approach to value was utilized.

Model Validation

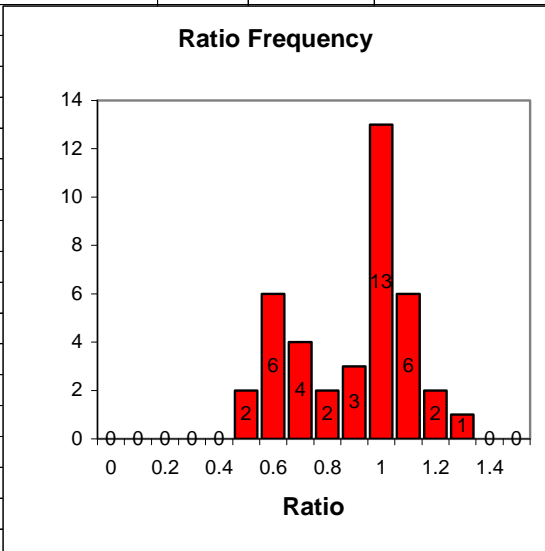
Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel in the physical inspection neighborhood is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

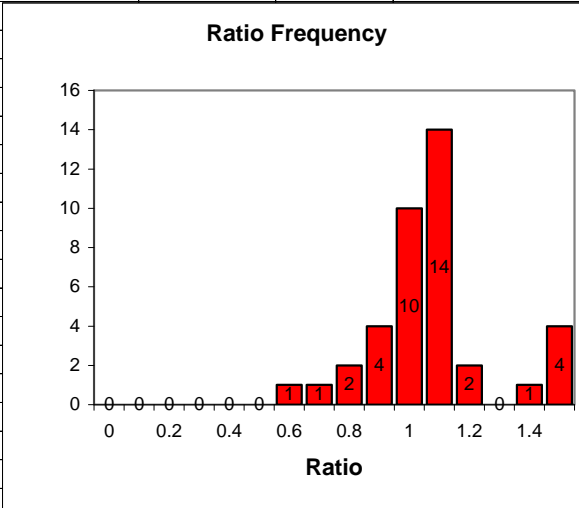
The standard statistical measures of valuation performance are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report. The 2007 Ratio Study Analysis indicates that the standard statistical measure of valuation level at 101.9% (Weighted Mean) is well within the IAAO appraisal guidelines, while those measures for uniformity and equity are also within IAAO guidelines. The Coefficient of Dispersion (COD) is 14.15% and the Price-related Differential (PRD) is 1.01.

The total assessed value for the 2006 assessment year in Area 45 was \$1,377,716,030. The total recommended assessed value for the 2007 assessment year is \$1,757,682,107. Application of these recommended values for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of 27.58%.

2006 Assessment Year

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
Central Crew	1/1/2006	5/10/2007	01/06/04 - 12/08/06		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
45	MLEC	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	39				
Mean Assessed Value	970,700				
Mean Sales Price	1,089,300				
Standard Deviation AV	1,890,101				
Standard Deviation SP	1,809,009				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.848	These figures reflect measurements before posting new values.			
Median Ratio	0.912				
Weighted Mean Ratio	0.891				
UNIFORMITY					
Lowest ratio	0.4653				
Highest ratio:	1.2569				
Coefficient of Dispersion	19.73%				
Standard Deviation	0.2186				
Coefficient of Variation	25.78%				
Price-related Differential	0.95				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.701				
Upper limit	0.985				
95% Confidence: Mean					
Lower limit	0.779				
Upper limit	0.916				
SAMPLE SIZE EVALUATION					
N (population size)	872				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.2186				
Recommended minimum:	70				
Actual sample size:	39				
Conclusion:	Uh-oh				
NORMALITY					
Binomial Test					
# ratios below mean:	16				
# ratios above mean:	23				
z:	0.960768923				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

2007 Assessment Year

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
Central Crew	1/1/2007	5/10/2007	01/06/04 - 12/08/06
Area	Appr ID:	Prop Type:	Trend used?: Y / N
45	MLEC	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	39		
Mean Assessed Value	1,109,800		
Mean Sales Price	1,089,300		
Standard Deviation AV	1,855,279		
Standard Deviation SP	1,809,009		
ASSESSMENT LEVEL			
Arithmetic mean ratio	1.032	<p>These figures reflect measurements <u>after</u> posting new values.</p>	
Median Ratio	1.003		
Weighted Mean Ratio	1.019		
UNIFORMITY			
Lowest ratio	0.5655		
Highest ratio:	1.8577		
Coeffient of Dispersion	14.15%		
Standard Deviation	0.2346		
Coefficient of Variation	22.72%		
Price-related Differential	1.01		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.984		
Upper limit	1.042		
95% Confidence: Mean			
Lower limit	0.959		
Upper limit	1.106		
SAMPLE SIZE EVALUATION			
N (population size)	872		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.2346		
Recommended minimum:	80		
Actual sample size:	39		
Conclusion:			
NORMALITY			
Binomial Test			
# ratios below mean:	25		
# ratios above mean:	14		
z:	1.601281538		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Land Value Schedule for Area 045

ZONE	ZONE DESCRIPTION	LOCATION	\$/SF FT
LDT	DUPLEX/TRIPLEX		
		SOUTH OF WEST SEATTLE BRIDGE	\$30
		ALKI AVENUE SW	\$85 - \$125
		SOUTH - CALIFORNIA AVENUE SW/FAUNTLEROY	\$27 - \$50
L-2	2-3 STORY LOW-RISE		
	1 DWELLING UNIT PER 1,200 SF LAND	CALIFORNIA AVENUE AREA/LINCOLN PARK AREA	\$90
		DELRIDGE AREA	\$50
		FAUNTLEROY AREA	\$80
		WESTWOOD NEIGHBORHOOD.	\$28 - \$30
		SOUTH - 35TH AVENUE SW	\$55
		ALKI AVE& BEACH DRIVE - FRONTING ARTERIAL	\$125 - \$160
		ALKI - NON-ARTERIAL	\$125
		EAST ROXBURY & HENDERSON PLACE	\$18 - \$50
L-2 RC	2-3 STORY LOW-RISE & COMMERCIAL USE		
		CALIFORNIA AVENUE SW AREA	\$90
		DELRIDGE AREA	\$50
		WESTWOOD AREA	\$25 - \$50
L-3	3 STORY LOW-RISE		
	1 DWELLING UNIT PER 800 SF LAND	CALIFORNIA AVENUE SW AREA	\$115
		DELRIDGE AREA	\$20 - \$50
		ALKI AVENUE SW- ON ARTERIAL	\$160
		ALKI AVENUE SW- NON-ARTERIAL	\$125

		ROXBURY/WESTWOOD/HENDERSON	\$18 - \$50
L-3-RC	3 STORY LOW-RISE & COMMERCIAL USE		
		BEACH DRIVE SW	\$160
		CALIFORNIA AVENUE SW AREA	\$90 - \$115
		16TH AVENUE SW - NORTH OF ROXBURY	\$48
L-4	4 STORY LOW-RISE		
	1 DWELLING UNIT PER 600 SF LAND	CALIFORNIA AVENUE AREA	\$115
		DELRIDGE AREA	\$40 - \$50
R18	RESIDENTIAL		
	18 DWELLING UNITS PER ACRE	TOP HAT/UNINCORPORATED KING COUNTY	\$6 - \$13
	PREDOMINANTLY TOWN HOME/APARTMENT DEVELOPMENTS		
R24	RESIDENTIAL		
	24 DWELLING UNITS PER ACRE	WHITE CENTER/TOP HAT/UNINCORPORATED KING COUNTY	\$10 - \$25
	PREDOMINANTLY TOWN HOME/APARTMENT DEVELOPMENTS		
R48	RESIDENTIAL		
	48 DWELLING UNITS PER ACRE	WHITE CENTER/TOP HAT/UNINCORPORATED KING COUNTY	\$8 - \$17
	PREDOMINANTLY TOWN HOME/APARTMENT DEVELOPMENTS		
MR	MID-RISE		
	60 FT HEIGHT LIMIT	ALKI AVENUE SW - ARTERIAL	\$190
	UNLIMITED RESIDENTIAL DENSITY	SW AVALON WAY	\$63
		ROXBURY AREA	\$14

C-1-30	AUTO-ORIENTED RETAIL/SERVICE		
	30 FT HEIGHT LIMIT	DELRIDGE AREA	\$25
	MIXED USE STANDARDS SAME AS NC-1		
C-1-40	AUTO-ORIENTED RETAIL/SERVICE		
	40 FT HEIGHT LIMIT	HARBOR AVENUE WATERFRONT	\$12,000/FRONT FOOT
	MIXED USE STANDARDS SAME AS NC-1	HARBOR AVENUE/NORTH OF SPOKANE ST.	\$30 - \$35
		AVALON WAY - ARTERIAL	\$33
		DELRIDGE/WESTWOOD	\$22 - \$25
C-2-40	AUTO-ORIENTED NON-RETAIL COMMERCIAL		
	40 FT HEIGHT LIMIT	WEST SEATTLE BRIDGE AREA	\$20 - \$33
	CONDITIONAL USE APPROVAL FOR RESID.		
C-1-65	AUTO-ORIENTED RETAIL/SERVICE		
	65 FT HEIGHT LIMIT	NORTH- 35TH AVENUE/SOUTH OF FAUNTLEROY	\$40 - \$55
	MIXED USE STANDARDS SAME AS NC-1	FAUNTLEROY/ALASKA AREA	\$50 - \$55
		SW ANDOVER STREET	\$33
NC-1-30	PEDESTRIAN-ORIENTED RETAIL		
	30 FT HEIGHT DENSITY	ALKI AVENUE SW AREA	\$100
	UNLIMITED RESIDENTIAL DENSITY	CALIFORNIA AVENUE SW AREA	\$100
		LINCOLN PARK AREA/FAUNTLEROY AVENUE SW	\$100
		35TH AVENUE SW	\$15 - \$25
		WHITE CENTER	\$18
NC-1-	PEDESTRIAN-ORIENTED RETAIL	CALIFORNIA AVENUE SW AREA	\$100

40			
	40 FT HEIGHT LIMIT	DELRIDGE AREA	\$25
	UNLIMITED RESIDENTIAL DENSITY		
NC-2-30	PEDESTRIAN-ORIENTED SHOPPING	CALIFORNIA AVENUE SW AREA	100
	30 FT HEIGHT LIMIT		
	UNLIMITED RESIDENTIAL DENSITY		
NC-2-40	PEDESTRIAN-ORIENTED SHOPPING	ADMIRAL/CALIFORNIA AVENUE SW AREA	\$85 - \$100
	40 FT HEIGHT LIMIT	35TH AVENUE SW	\$18 - \$32
	UNLIMITED RESIDENTIAL DENSITY	DELRIDGE AREA	\$25
NC-2-65	PEDESTRIAN-ORIENTED SHOPPING	ALKI/HARBOR AVENUE SW	\$100
	65 FT HEIGHT LIMIT	CALIFORNIA AVENUE SW AREA	\$100
	UNLIMITED RESIDENTIAL DENSITY		
NC-3-30	PEDESTRIAN-SHOPPING DISTRICT	CALIFORNIA AVENUE SW AREA	\$100
	30 FT HEIGHT LIMIT		
	UNLIMITED RESIDENTIAL DENSITY		
NC-3-40	PEDESTRIAN-SHOPPING DISTRICT	JEFFERSON SQUARE AREA/ALASKA STREET	\$67
	40 FT HEIGHT LIMIT	WESTWOOD/35TH AVENUE SW	\$35

	UNLIMITED RESIDENTIAL DENSITY		
NC-3-65	PEDESTRIAN-SHOPPING DISTRICT	JEFFERSON SQUARE AREA/ALASKA STREET	\$75 - \$100
	65 FT HEIGHT LIMIT	AVALON & 35TH AVENUE	\$70
	UNLIMITED RESIDENTIAL DENSITY	HARBOR AVENUE SW	\$100
NC-3-85	PEDESTRIAN-SHOPPING DISTRICT	CALIFORNIA AVENUE/ALASKA JUNCTION AREA	\$125 - \$150
	85 FT HEIGHT LIMIT		
	UNLIMITED RESIDENTIAL DENSITY		
CB	COMMUNITY BUSINESS	WHITE CENTER/TOP HAT/UNINCORPORATED KING COUNTY	\$4 - \$30
	MIXED USE COMMERCIAL		
	LIMITS RESIDENTIAL USES		
IBU-85	INDUSTRIAL BUFFER	WEST SEATTLE BRIDGE AREA	\$13
	85 FT HEIGHT LIMIT		
		WEST SEATTLE BRIDGE AREA	\$10 - \$14
IG2- U-85	GENERAL INDUSTRIAL		
	85 FT HEIGHT LIMIT		
ISO	GENERAL INDUSTRIAL	WHITE CENTER/UNINCORPORATED KING COUNTY	\$12 - \$15
	LIMITS RESIDENTIAL AND SOME COMMERCIAL USES		
ADJUSTMENTS FOR SIZE, SHAPE, AND TOPOGRAPHY WERE MADE WHEN NEEDED.			

Vacant Sales for Area 045 with Sales Used

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	005	177310	0440	4,960	2080903	\$215,000	11/1/04	\$43.35	SFR TEAR DOWN	L2	1	Y	Construction of 4 town homes. <i>*RC Sale.</i>
045	005	177310	0280	4,800	2119607	\$210,000	4/22/05	\$43.75	2 SFR TEAR DOWNS	L2	1	Y	Proposed construction of 4 town homes. <i>*RC Sale.</i>
045	005	177310	0430	7,440	2118934	\$365,000	4/28/05	\$49.05	DUPLEX TEAR DOWN	L2	1	Y	Proposed construction of 6 town homes. Prior sale 5/2001 for \$172,000 (\$23.11/sf.) <i>*RC Sale.</i>
045	005	343850	3390	63,238	2152190	\$550,000	9/1/05	\$8.43	VACANT LAND	L2	2	Y	Includes minor 3410. Located to the east of Delridge Way SW
045	005	177310	0275	4,800	2152911	\$220,000	9/7/05	\$45.83	SFR TEAR DOWN	L2	1	Y	Construction of 4 town homes. <i>*RC Sale.</i>
045	005	177310	0270	4,800	2153429	\$210,000	9/8/05	\$43.75	VACANT LAND	L2	1	Y	Construction of 4 town homes. <i>*RC Sale.</i>
045	005	242403	9029	9,120	2171378	\$328,000	11/18/05	\$35.96	TRIPLEX TEAR DOWN	L2	1	Y	Construction of 8 town homes. <i>*RC Sale.</i>
045	005	177310	0420	7,440	2173556	\$380,000	12/1/05	\$51.07	DUPLEX TEAR DOWN	L2	1	Y	Construction of 6 town homes. <i>*RC Sale.</i>
045	005	177310	0255	4,800	2172007	\$220,000	11/22/05	\$45.83	SFR TEAR DOWN	L2	1	Y	Construction of 4 town homes. <i>*RC Sale.</i>
045	005	177310	0255	4,800	2172007	\$275,000	2/14/06	\$57.29	SFR TEAR DOWN	L2	1	Y	Construction of 4 town homes. Sale price may include plans/permits. <i>*RC Sale.</i>
045	005	177360	0085	4,380	2189409	\$280,000	2/28/06	\$63.92	SFR	L2	1	Y	<i>*RC Sale.</i>
045	005	177310	0150	4,960	2210859	\$300,000	5/22/06	\$60.48	SFR TEAR DOWN	L2	1	Y	Construction of 4 town homes. <i>*RC Sale.</i>
045	005	177310	0965	6,000	2148843	\$239,500	8/19/05	\$39.91	DUPLEX	L2	1	Y	Previous sale 10/2003 for \$200,000 (\$33.33/sf.) <i>*RC Sale.</i>
045	005	177310	0600	4,800	0219918	\$240,000	4/14/06	\$50.00	RETAIL BUILDING/SFR	L2	1	Y	Seg sfr from retail building, tear down sfr, and construction of two sfr. Rehab of retail building.
045	005	177310	0955	8,400	2047840	\$215,000	6/17/04	\$25.59	DUPLEX	L2	1	Y	<i>*RC Sale.</i>
045	005	177310	0955	14,400	2231790	\$777,000	8/24/06	\$53.95	2 DUPLEX TEAR DOWNS	L2	1	Y	Sale includes minor #0965. Construction of 6 town homes. <i>*RC Sale.</i>

045	005	177310	0970	7,200	2239536	\$355,000	9/20/06	\$49.30	SFR TEAR DOWN	L2	I	51	Previous sale 3/2003 for \$151,000 (\$20.97/sf.) *RC Sale.
045	005	177310	0980	7,200	2240135	\$450,000	9/22/06	\$62.50	TRIPLEX TEAR DOWN	L2	1	51	Construction of 6 town homes. *RC Sale.
045	005	177310	0120	4,960	2034229	\$204,500	4/26/04	\$41.22	SFR	L2	1	Y	*RC Sale.
045	005	177310	0120	4,960	2244771	\$250,000	10/17/06	\$50.40	SFR	L2	1	Y	*RC Sale.
045	005	177310	1170	14,400	2246681	\$850,000	10/30/06	\$59.02	SFR/COMMERCIAL TEAR DOWNS	L2	2	Y	Includes minor #1150, a RC lot with sfr. Town homes planned for #1150, and commercial building for #1170.
045	005	177360	0120	5,486	2246810	\$270,000	10/31/06	\$49.21	SFR	L2	1	Y	*RC Sale.
045	005	177310	0240	4,800	2252807	\$290,000	11/30/06	\$60.41	VACANT LAND	L2	1	Y	
045	005	177310	0378	4,968	2258270	\$262,500	12/6/06	\$52.83	DUPLEX	L2	1	Y	*RC Sale.
045	005	177310	0385	4,968	2258269	\$262,500	12/11/06	\$82.83	SFR	L2	1	51	*RC Sale.
045	005	343850	2430	8,400	2061107	\$236,000	8/4/04	\$28.09	2 SFR TEAR DOWN	L3	1	Y	Proposed townhome site. *RC Sale.
045	005	343850	2441	18,840	2084024	\$579,900	11/15/04	\$31.84	VACANT LAND/SFR TEAR DOWN	L3	2	Y	Sale includes minor #2440, with a tear down home. Sale price of \$599,900 included a \$20,000 cash back to buyer for closing costs. Construction of 8 town homes. *RC Sale.
045	005	177310	1550	9,600	1958034	\$230,000	5/13/05	\$23.96	VACANT LAND/SFR TEAR DOWN	NC2-40'	2	51	Sale includes minor 1545, an RC lot with a sfr. Commercial development of outpatient clinic and multifamily development.
045	005	327780	0730	5,946	2016136	\$80,000	1/30/04	\$13.45	VACANT LAND	NC2-40'	1	51	Purchased by adjacent church.
045	005	177310	1405	4,960	2077685	\$172,500	10/14/04	\$34.85	SFR TEAR DOWN	NC2-40'	1	51	Purchased by adjacent business. *RC Sale.
045	005	327780	1525	12,040	2159038	\$325,000	9/27/05	\$26.99	RESTAURANT TEAR DOWN	NC2-40'	1	51	Purchased by adjacent owner to south.
045	005	006500	0045	6,058	2240929	\$510,000	10/2/06	\$84.18	SFR	NC2-40'	1	Y	Purchased at same time as minor #0040. *RC Sale.
045	005	006500	0040	6,039	2240925	\$510,000	10/2/06	\$84.45	SFR	NC2-40'	1	Y	Purchased at same time as minor #0045. *RC Sale.
045	010	637950	0190	6,555	2111451	\$525,000	3/24/05	\$80.09	SFR TEAR DOWN	L2	1	Y	Construction of 5 town homes. *RC Sale.
045	010	637950	0155	5,750	2206780	\$665,000	5/15/06	\$115.65	SFR TEAR DOWN	L2	1	Y	Construction of 5 town homes. *RC Sale.
045	010	927220	1680	4,125	2107500	\$451,000	3/14/05	\$109.33	SFR TEAR DOWN	L3	1	Y	Construction of 4 town homes. *RC Sale.

045	010	927220	1290	11,080	2210222	\$1,800,000	5/11/06	\$162.45	TRIPLEX/2 SFR TEAR DOWNS	L3	3	Y	Construction of 5 town homes. Previous sale, 6/2001 for \$935,000, \$84.39/sf. *RC Sale.
045	010	608710	0525	6,250	2181353	\$900,000	1/12/06	\$144.00	2 BLDG TEAR DOWN (SFR CML USE)	NC2- 40'	1	Y	Construction of mixed use building with 1st floor commercial and 12 residential units.
045	015	211470	0380	3,996	1988060	\$100,000	9/15/03	\$25.02	SFR TEAR DOWN	L2	1	Y	Construction of 3 town homes. *RC Sale.
045	015	436570	0235	7,740	1993655	\$232,000	10/1/03	\$29.97	SFR TEAR DOWN	L2	1	Y	Construction of 6 town homes. Buyer estimates value of survey/plans at \$2,000, which was deducted from sales price. Buyer did not use plans. *RC Sale.
045	015	789980	0475	6,133	2058773	\$200,000	7/22/04	\$32.61	VACANT LAND	L2	1	Y	Land sold with plans, permits, and pre- segged, which seller values at \$29,000 (\$27.88.) Buyer estimates value at \$10,000. Construction of town homes. *RC Sale.
045	015	798540	0135	4,901	2067238	\$90,000	8/26/04	\$18.36	VACANT LAND	L2	1	Y	Construction of 4 town homes. *RC Sale.
045	015	211470	0985	9,498	2089347	\$360,000	12/6/04	\$37.90	SFR TEAR DOWN	L2	1	Y	Construction of 6 town homes. *RC Sale.
045	015	789980	0735	9,463	2090088	\$300,000	12/15/04	\$31.70	SFR TEAR DOWN	L2	1	Y	Development of 8 town homes. *RC Sale.
045	015	436570	0230	7,740	2099097	\$256,000	1/31/05	\$33.07	SFR TEAR DOWN	L2	1	Y	Construction of 6 town homes. *RC Sale.
045	015	775050	0170	9,120	2129326	\$255,000	6/8/05	\$27.96	SFR	L2	1	Y	Construction of 6 town homes. *RC Sale.
045	015	436570	0219	5,340	2169448	\$260,000	11/3/05	\$48.68	SFR TEAR DOWN	L2	1	Y	Construction of 4 town homes. *RC Sale.
045	015	177310	0150	4,960	2210859	\$300,000	5/31/06	\$60.48	SFR TEAR DOWN	L2	1	Y	Construction of 4 town homes. NWC of Delridge. *RC Sale.
045	015	088000	0190	7,659	2218739	\$310,000	6/30/06	\$40.47	DUPLEX TEAR DOWN	L2	1	Y	Construction of 6 town homes. *RC Sale.
045	015	088000	0190	7,659	2218739	\$420,000	7/7/06	\$54.83	DUPLEX TEAR DOWN	L2	1	Y	Construction of 6 town homes. *RC Sale.
045	015	711300	0050	8,340	2235319	\$500,000	9/7/06	\$59.95	SFR TEAR DOWN	L2	1	Y	SFR recently renovated. Construction of 7 town homes. *RC Sale.
045	015	211470	0370	8,000	2254094	\$440,000	11/30/06	\$55.00	SFR TEAR DOWN	L2	1	Y	Construction of 6 town homes. *RC Sale.
045	015	534720	0145	8,880	2025483	\$366,000	3/19/04	\$41.21	MIXED USE TEAR DOWN	L2- RC	1	Y	Development of 3 unit and 4 unit town home building. *RC Sale.
045	015	534720	0155	4,800	2225615	\$250,000	7/14/05	\$52.08	SFR TEAR DOWN	L2- RC	1	Y	Construction of 4 town homes. *RC Sale.
045	015	534720	0180	5,760	2150138	\$315,000	8/26/05	\$54.68	SFR TEAR DOWN	L2- RC	1	Y	Construction of 4 town homes. Prior sale 12/2002 for \$233,000 (\$40.45/sf.) *RC Sale.

045	015	249120	1290	5,950	2177542	\$275,000	12/14/05	\$46.21	SFR TEAR DOWN	L2-RC	1	Y	*RC Sale.
045	015	249120	1295	5,950	2194477	\$362,500	3/22/06	\$60.92	SFR TEAR DOWN	L2-RC	1	Y	Construction of 5 town homes. *RC Sale.
045	015	534720	0072	2,220	2213154	\$100,000	6/9/06	\$45.04	SEGGED LOT BEHIND SFR	L2-RC	2	Y	Buyer applied for seg prior to purchase. Construction of 2 town homes behind existing SFR. *RC Sale.
045	015	534720	0190	5,760	2233966	\$450,000	8/29/06	\$78.12	SFR TEAR DOWN	L2-RC	1	Y	Construction of 3 town homes. *RC Sale.
045	015	789980	0790	5,900	2086319	\$141,000	11/28/04	\$23.89	SFR TEAR DOWN	L3	1	Y	*RC Sale.
045	015	789980	0790	5,900	2095787	\$176,000	1/6/05	\$29.83	SFR TEAR DOWN	L3	1	Y	*RC Sale.
045	015	789980	0735	9,463	2090088	\$300,000	12/15/04	\$31.70	SFR TEAR DOWN	L3	1	Y	Construction of 8 town homes. *RC sale.
045	015	789980	0745	9,463	2102882	\$300,000	2/22/05	\$31.70	SFR TEAR DOWN	L3	1	Y	Construction of 8 town homes. *RC sale.
045	015	789980	0780	6,764	2112554	\$220,000	3/30/05	\$32.52	SFR TEAR DOWN	L3	1	Y	Construction of 6 town homes. Site can accommodate maximum density of 8 dwelling units. *RC Sale.
045	015	789980	0790	5,900	2086319	\$262,000	6/10/05	\$44.06	SFR TEAR DOWN	L3	1	Y	Construction of triplex town homes. *RC Sale.
045	015	789980	0785	5,900	2147006	\$240,000	8/1/05	\$40.67	SFR TEAR DOWN	L3	1	Y	Construction of 3 town homes. Site can accommodate a maximum density of 7 dwelling units. *RC Sale.
045	015	789980	0855	10,864	2174627	\$400,000	12/6/05	\$36.82	SFR TEAR DOWN/VACANT LAND	L3	2	Y	Construction of 6 town homes. *RC Sale.
045	015	789980	0765	7,080	2176466	\$300,000	12/12/05	\$42.37	SFR TEAR DOWN	L3	1	Y	Construction of 6 town homes. *RC Sale.
045	015	935290	0210	7,680	2182000	\$400,000	1/18/06	\$52.06	SFR TEAR DOWN	L3	1	Y	Construction of 6 town homes. *RC Sale.
045	015	935290	0140	5,120	2196734	\$277,000	3/29/06	\$54.10	SFR TEAR DOWN	L3	1	Y	Construction of 4 town homes. *RC Sale.
045	015	789980	0986	5,120	2218804	\$325,000	6/30/06	\$63.47	SFR	L3	1	Y	*RC Sale.
045	015	789980	0810	6,490	2172070	\$232,000	11/28/05	\$35.74	SFR	L3	1	Y	*RC Sale.
045	015	789980	0810	6,490	2186874	\$325,000	2/13/06	\$50.07	SFR	L3	1	Y	*RC Sale.
045	015	935290	0130	10,240	2051465	\$449,950	6/30/04	\$43.94	2 DUPLEXES	L3	2	Y	Same buyer/seller as minor #0135. *RC Sale.
045	015	935290	0135	5,120	2112781	\$285,000	3/29/05	\$55.66	DUPLEX	L3	1	Y	Same buyer/seller as minor #0130. *RC Sale.
045	015	935290	0130	5,120	2112779	\$270,000	3/29/05	\$52.73	DUPLEX	L3	1	Y	Same buyer/seller as minor #0135. *RC Sale.
045	015	935290	0135	5,120	2232241	\$362,000	8/14/06	\$70.70	DUPLEX	L3	1	Y	Same buyer/seller as minor #0130. *RC Sale.

045	015	935290	0130	5,120	2232231	\$362,000	8/14/06	\$70.70	DUPLEX	L3	1	Y	Same buyer/seller as minor #0135. <i>*RC Sale.</i>
045	015	789980	0855	10,864	2174627	\$400,000	12/9/05	\$36.81	SFR TEAR DOWN	L3	1	Y	Includes minor #0860. Construction of 6 town homes. <i>*RC Sale.</i>
045	015	789980	0855	10,864	2234007	\$625,000	8/31/06	\$57.53	SFR TEAR DOWN	L3	1	Y	Includes minor #0860. Construction of 6 town homes. <i>*RC Sale.</i>
045	015	935290	0220	7,040	2235780	\$350,000	9/7/06	\$49.71	SFR TEAR DOWN	L3	1	Y	Construction of 6 town homes. <i>*RC Sale.</i>
045	015	789980	0730	4,720	2064331	\$213,000	8/10/04	\$45.12	SFR	L3	1	Y	<i>*RC Sale.</i>
045	015	789980	0730	4,720	2246249	\$358,250	10/25/06	\$75.90	SFR	L3	1	Y	<i>*RC Sale.</i>
045	015	935290	0010	4,071	2196780	\$210,000	3/28/06	\$51.58	DUPLEX	L3-RC	1	Y	<i>*RC Sale.</i>
045	015	329870	0045	7,967	2223680	\$385,000	7/20/06	\$48.32	SFR TEAR DOWN	L3-RC	1	Y	Construction of 6 town homes. <i>*RC Sale.</i>
045	015	436570	0385	7,680	2066828	\$190,000	8/27/04	\$24.74	SFR	C1-40'	1	Y	Previous sale 11/2003 for \$162,000 (\$21.18/sf.) <i>*RC Sale</i>
045	015	798540	0265	44,917	2098285	\$365,000	1/27/05	\$8.12	VACANT LAND	C1-40'	1	Y	\$8.66/sf if considering usable area of site. Proposed construction of 15 two unit town homes.
045	015	935290	0270	9,452	2103176	\$245,000	2/23/05	\$25.92	SFR	C1-40'	1	Y	Sale includes minor #0275. <i>*RC Sale.</i>
045	015	436570	0380	7,718	2133790	\$185,000	6/1/05	\$23.96	VACANT	C1-40'	1	Y	
045	015	926920	0050	7,080	2183999	\$425,000	1/25/06	\$60.02	SFR	NC2-40'	1	Y	<i>*RC Sale.</i>
045	015	436570	0045	7,234	1685876	\$325,000	9/28/05	\$45.68	VACANT LAND	NC3-40'	1	Y	
045	020	637400	0090	4,500	2219534	\$840,000	6/7/06	\$186.67	2 SFR TEAR DOWNS	SF 5000	1	Y	Site survey and plans. <i>*RR Sale.</i>
045	020	156310	0400	3,681	2195758	\$1,002,000	3/29/06	\$272.20	SFR TEAR DOWNS	SF 7200	1	Y	Construction of 2 sfr. <i>*Residential Sale.</i>
045	020	075500	0060	4,500	1954516	\$480,000	4/23/03	\$106.66	DUPLEX/SFR	L2	1	Y	Construction of 3 town homes. <i>*RC Sale.</i>
045	020	156310	0565	5,110	1974074	\$375,000	7/17/03	\$73.38	SFR TEAR DOWN	L2	1	Y	Construction of 4 town homes. <i>*RC Sale.</i>
045	020	156310	0375	3,900	1990081	\$765,000	2/10/04	\$196.00	DUPLEX	L2	1	Y	50' waterfront. <i>*RC Sale</i>
045	020	156310	0355	4,300	2013297	\$575,000	1/6/04	\$133.72	SFR TEAR DOWN	L2	1	Y	Construction of new SFR. Sales price of \$11,500 per lineal foot of waterfront. <i>*RC Sale.</i>

045	030	637100	0100	9,604	2046986	\$900,000	6/15/04	\$93.71	2 SFR/TEAR DOWNS	L2	2	Y	Includes minor 0105. 2-4 unit town homes planned. <i>*RC Sale.</i>
045	030	299780	0020	6,003	2055201	\$558,000	7/7/04	\$92.95	SFR TEAR DOWN	L2	1	Y	Construction of 5 town homes. <i>*RC Sale.</i>
045	020	014800	0835	3,177	2066956	\$925,000	8/31/04	\$291.15	DUPLEX	L2	1	Y	27' of waterfront. \$34,359 per lineal foot. <i>*RC Sale.</i>
045	020	013900	0130	6,435	2141606	\$750,000	7/22/05	\$116.55	DUPLEX	L2	1	Y	<i>*RC Sale.</i>
045	020	013900	0125	6,600	2151718	\$900,000	8/25/05	\$136.36	DUPLEX	L2	1	51	Purchased for redevelopment. <i>*RC Sale.</i>
045	020	013900	0125	6,600	2239105	\$875,000	9/25/06	\$132.57	DUPLEX	L2	1	Y	<i>*RC Sale.</i>
045	020	181880	0040	4,084	2179538	\$645,000	12/28/05	\$157.93	TRIPLEX TEAR DOWN	L2	1	Y	Construction of 5 town homes in conjunction with #181880-0041. <i>*RC Sale.</i>
045	020	181880	0046	3,150	2179888	\$415,000	1/5/06	\$131.74	SFR	L2	1	Y	<i>*RC Sale.</i>
045	020	102500	0035	5,376	2203363	\$850,000	4/28/06	\$158.11	SFR TEAR DOWN	L2	1	Y	Construction of 3 town homes. <i>*RC Sale.</i>
045	020	013900	0185	4,440	2224533	\$795,000	7/26/06	\$179.05	TRIPLEX	L2	1	Y	<i>*RC Sale.</i>
045	030	299780	0015	6,003	2225953	\$750,000	7/31/06	\$124.93	SFR TEAR DOWN	L2	1	Y	Construction of 5 units. <i>*RC Sale.</i>
045	020	181880	0041	3,096	2226871	\$500,000	8/1/06	\$161.49	SFR TEAR DOWN	L2	1	Y	Construction of 5 town homes in conjunction with #181880-0040. <i>*RC Sale.</i>
045	030	765240	0035	3,520	2238017	\$570,000	9/14/06	\$161.93	SFR	L2	1	Y	Same buyer/seller as minor #0040. <i>*RC Sale.</i>
045	030	765240	0040	3,520	2238090	\$570,000	9/14/06	\$161.93	TRIPLEX	L2	1	Y	Same buyer/seller as minor #0035. <i>*RC Sale.</i>
045	020	013900	0155	4,950	2211366	\$550,000	5/1/06	\$111.11	SFR TEAR DOWN	L2	1	Y	<i>*RC Sale.</i>
045	020	013900	0155	4,950	2259255	\$705,000	12/23/06	\$142.42	SFR TEAR DOWN	L2	1	Y	<i>*RC Sale.</i>
045	030	052310	0071	3,680	2016487	\$310,000	2/2/04	\$84.24	SFR TEAR DOWN	L3	1	Y	Construction of 3 town homes. <i>*RC Sale</i>
045	020	860311	0000	4,545	2023642	\$590,000	2/11/04	\$129.81	FOURPLEX TEAR DOWN	L3	1	Y	Construction of 4 town homes. \$13,111/lineal foot of waterfront. Killed parcel 152403-9025. \$200,000 adjustment downward for plans and grandfathered use.
045	020	091300	0015	7,500	0206975	\$700,000	9/13/04	\$93.33	FOURPLEX TEAR DOWN	L3	1	Y	Construction of multi-family dwellings.
045	030	091300	0050	2,112	2157552	\$365,000	9/25/05	\$172.82	SFR	L3	1	Y	<i>*RC Sale.</i>
045	020	091300	0099	5,000	2180380	\$780,000	1/3/06	\$156.00	VACANT LAND	L3	1	Y	\$100,000 of plans/permits included in sales price but not deducted due to change of use. Construction of 3 town homes.

045	020	013900	0100	3,450	2220205	\$805,000	6/30/06	\$247.69	SFR	L3	1	Y	*RC Sale.
045	020	386740	0340	3,600	1996802	\$550,000	10/20/03	\$152.77	SFR TEAR DOWN	MR	1	Y	Buyer planning to build new home on lot. *RC Sale.
045	020	386740	0350	4,680	2066650	\$625,000	8/27/04	\$133.54	SFR TEAR DOWN	MR	1	Y	Interim use. Buyer planning to build new house on the lot. *RC Sale.
045	020	387090	0085	3,120	2100471	\$420,000	2/1/05	\$134.61	SFR	MR	1	Y	Construction of new sfr. *RC Sale.
045	020	013900	0195	6,000	2124580	\$685,000	5/11/05	\$114.16	SFR	MR	1	Y	Future condominium development. *RC Sale.
045	020	386740	0355	3,960	2138903	\$725,000	7/14/05	\$183.08	SFR TEAR DOWN	MR	1	51	Buyer owns minor 0350. *RC Sale.
045	020	386740	0075	7,120	2162087	\$1,000,000	10/13/05	\$140.44	DUPLEX TEAR DOWN	MR	1	Y	Construction of 5 story building with 10 residential units. *RC Sale.
045	020	386740	0210	9,357	2176346	\$1,800,000	12/7/05	\$192.36	2 INTERIM USE DUPLEXES	MR	2	Y	Lots previously sold in 2001 with two separate transactions at a sales price of \$136 and \$139/sf. Current sale sold with plans/permits. *RC Sale.
045	020	386740	0210	9,357	2193519	\$2,450,000	3/10/06	\$208.40	2 INTERIM USE DUPLEXES	MR	2	Y	Lots previously sold in 2005 for \$192/sf. Current sale sold with plans/permits valued by buyer between \$500,000 and \$850,000. Sale price per sq ft used by appraiser calculated using the \$500,000 quote.
045	020	386740	0360	3,720	2233442	\$900,000	8/22/06	\$241.94	DUPLEX TEAR DOWN	MR	1	51	*RC Sale.
045	025	095200	2340	5,750	2083652	\$500,000	11/15/04	\$86.95	SFR TEAR DOWN	L-1	1	Y	Construction of 2 duplex town homes. *RR Sale.
045	025	095200	2340	5,750	2137097	\$525,000	7/7/05	\$91.30	SFR TEAR DOWN	L-1	1	Y	Construction of 2 duplex town homes. *RR Sale.
045	025	095200	2350	5,750	2150855	\$530,000	8/24/05	\$92.17	SFR TEAR DOWN	L-1	1	Y	Construction of 2 duplex town homes. *RR Sale.
045	025	095200	2330	5,750	2161997	\$535,000	10/6/05	\$93.04	SFR TEAR DOWN	L-1	1	Y	Construction of 2 duplex town homes. *RR Sale.
045	025	790470	0044	2,739	2055748	\$165,000	7/15/05	\$60.24	2 PRE-SEGGED LOTS	L2	2	Y	Includes minor #0046. Lots B and C. Located behind minor # 0040. *RC Sale.
045	025	790470	0033	2,309	2055611	\$165,000	7/19/05	\$71.45	2 PRE-SEGGED LOTS	L2	2	Y	Includes minor #0035. Lots B and C. Located behind minor # 0031. *RC Sale.

045	025	790470	0026	12,000	2032087	\$775,000	4/19/04	\$64.58	2 SFR TEAR DOWN	L2	2	Y	Includes minor #0025. Construction of 8 town homes. Near Alaska Junction, north of SW Oregon St. *RC Sale.
045	025	790470	0030	7,200	2136362	\$625,000	7/1/05	\$86.80	SFR TEAR DOWN	L2	1	Y	Construction of 6 town homes. *RC Sale.
045	025	095200	5825	5,750	2189546	\$450,000	2/17/06	\$78.26	VACANT	L2	1	Y	Located on border of 45-40. *RC Sale.
045	025	790470	0015	6,000	2185532	\$550,000	2/3/06	\$91.67	SFR TEAR DOWN	L2	1	Y	Construction of 4 town homes. *RC Sale.
045	025	790470	0140	6,000	2117474	\$555,000	4/19/05	\$92.50	SFR TEAR DOWN	L3	1	Y	Construction of 6 town homes. *RC Sale.
045	025	790470	0136	18,050	1661712	\$2,000,000	8/5/05	\$110.80	3 DUPLEXES TEAR DOWN	L3	3	Y	Construction of town homes. *RC Sale.
045	025	095200	2240	8,625	2063963	\$750,000	8/20/04	\$86.95	COMMERCIAL INTERIM USE	NC1-40'	1	Y	
045	025	095200	2190	11,500	2078117	\$1,000,000	10/18/04	\$86.96	VACANT	NC1-40'	1	Y	
045	025	095200	2240	8,625	2063963	\$850,000	7/19/05	\$98.55	COMMERCIAL INTERIM USE	NC1-40'	1	Y	
045	025	095200	2220	8,625	2150995	\$900,000	8/22/05	\$104.34	8 COTTAGES TEAR DOWN	NC1-40'	1	Y	Construction of mixed use building.
045	025	095200	2250	5,750	2199211	\$325,000	3/29/06	\$56.52	SFR TEAR DOWN	NC1-40'	1	Y	Construction of triplex town home and duplex live-work town home. *RC Sale.
045	025	019400	1000	5,796	2218517	\$750,000	6/30/06	\$129.24	APARTMENT TEAR DOWN	NC1-40'	1	Y	
045	025	149530	0325	10,530	1940052	\$800,000	2/13/03	\$75.97	2 SFR TEAR DOWNS	NC2-40'	2	Y	Includes minor 0340. Construction of mixed use building.
045	025	757920	0190	23,000	2206252	\$4,000,000	5/12/06	\$173.91	COMMERCIAL TEAR DOWN	NC3-85'	2	Y	Purchased from SMP. Exempt from excise tax.
045	030	762570	2606	4,400	2017592	\$245,000	2/10/04	\$55.68	SFR TEAR DOWN	L2	1	Y	Located just off Fauntleroy near SW Juneau. Construction of 4 condos. *RC Sale.
045	030	248820	0455	5,000	2113254	\$507,000	4/4/04	\$101.40	DUPLEX TEAR DOWN	L2	1	Y	Construction of 4 town homes. *RC Sale.
045	030	939670	0025	7,099	2111584	\$575,000	3/30/05	\$80.99	DUPLEX TEAR DOWN	L2	1	Y	Construction of 6 town homes. South of area 45-40. *RC Sale.
045	030	248820	0456	5,000	2121861	\$557,750	5/10/05	\$111.55	DUPLEX TEAR DOWN	L2	1	Y	Buyer purchased adjacent property to the north. Construction of 4 town homes. *RC Sale.
045	030	082600	0435	9,600	2160737	\$920,000	7/26/05	\$95.83	FOURPLEX TEAR DOWN	L2	1	Y	Construction of 8 town homes. *RC.
045	030	939670	0020	7,099	2147270	\$540,000	8/1/05	\$76.06	DUPLEX TEAR DOWN	L2	1	Y	Construction of 6 town homes. *RC Sale.

045	030	762570	2940	5,500	2156898	\$400,000	9/15/05	\$72.72	FOURPLEX TEAR DOWN	L2	1	Y	Construction of 4 town homes. Same buyer/seller as minor 2935. <i>*RC Sale.</i>
045	030	762570	2935	5,500	2156904	\$600,000	9/15/05	\$109.09	DUPLEX TEAR DOWN	L2	1	Y	Construction of 4 town homes. Same buyer/seller as minor 2940. Both sales calculated together averages \$90.90/sf. <i>*RC Sale.</i>
045	030	248770	0260	5,568	2165560	\$400,000	10/27/05	\$71.83	SFR TEAR DOWN	L2	1	51	Construction of town homes. <i>*RC Sale.</i>
045	030	248770	0260	5,568	2167181	\$510,000	11/3/05	\$91.59	SFR TEAR DOWN	L2	1	Y	Construction of town homes. <i>*RC Sale.</i>
045	030	248770	0266	4,770	2104959	\$500,000	10/26/05	\$104.82	SFR TEAR DOWN	L2	1	Y	Construction of town homes. <i>*RC Sale.</i>
045	030	762570	2635	6,600	2215946	\$500,000	6/19/06	\$75.75	SFR TEAR DOWN	L2	1	Y	Construction of town homes. <i>*RC Sale.</i>
045	030	762570	2925	11,000	2225376	\$875,000	6/23/06	\$79.55	12 UNIT APT BLDG TEAR DOWN	L2	1	Y	Purchaser estimates demolition costs at \$150,000, which has been added to the \$725,000 sales price.
045	030	637100	0145	4,802	2222065	\$650,000	7/13/06	\$135.36	SFR TEAR DOWN	L2	1	Y	Construction of town homes. <i>*RC Sale.</i>
045	030	532310	0071	3,680	2016488	\$310,000	2/2/04	\$84.24	SFR TEAR DOWN	L3	1	Y	<i>*RC Sale.</i> Construction of 3 town homes. Located one block south of Alki 45-20.
045	030	612660	0870	6,000	2216726	\$467,000	6/23/06	\$77.83	DUPLEX	L3	1	Y	<i>*RC Sale.</i>
045	030	798740	0190	5,016	2155750	\$175,000	9/13/05	\$34.88	VACANT LAND	C1-40'	1	Y	Construction of mixed use building.
045	030	798740	0200	17,872	2162481	\$790,000	10/3/05	\$44.20	VACANT LAND	C1-40'	2	Y	Includes 719280-0120. Construction of mixed use building. Non-contiguous parcels.
045	030	122403	9005	13,000	2204624	\$1,820,000	5/2/06	\$140.00	SFR TEAR DOWN	C1-40'	1	Y	Construction of 7 unit, 3 story town home structure and 3 story, 6 live-work unit structure.
045	035	431770	0050	5,920	2062881	\$300,000	8/15/04	\$50.67	VACANT LAND	L2	1	Y	Construction of 2 town home duplexes. Located to the east of California. <i>*RC property.</i>
045	035	271910	0005	8,610	2080959	\$453,000	11/1/04	\$52.61	DUPLEX TEAR DOWN	L2	1	Y	1 block east of California. Construction of 7 town homes. <i>*RC Sale.</i>
045	035	281010	0015	7,013	2181612	\$700,000	1/10/06	\$99.81	SFR TEAR DOWN	L2	1	Y	Construction of 6 town homes. <i>*RC Sale.</i>
045	035	757770	0476	5,175	2052148	\$385,000	6/23/04	\$74.39	SFR	L3 RC	26	Y	Change of use.
045	035	757770	0486	5,175	2080531	\$475,000	10/29/04	\$91.78	COMMERCIAL BUILDING/SFR	L3 RC	1	Y	

045	035	790520	0060	10,120	2120366	\$825,000	5/1/05	\$81.52	FOURPLEX/DUPLEX TEAR DOWN	L3 RC	1	Y	Construction of 8 town homes.
045	035	762570	1440	7,500	2140949	\$735,000	7/22/05	\$98.00	SFR TEAR DOWN	L3 RC	1	Y	Construction of town homes.
045	035	762570	1420	7,500	2142805	\$725,000	7/25/05	\$96.66	COMMERCIAL INTERIM USE	L3 RC	1	Y	
045	035	762570	2435	12,000	1952793	\$1,430,000	10/11/05	\$119.16	SFR TEAR DOWN	L3 RC	1	Y	Previous sale 4/2003 for \$495,000 (\$41.25/sf.) Sale price \$1,630,000. Sold with plans/permits, estimated at \$100,000 to 200,000 in value. Construction of 6 town homes. <i>*RC property.</i>
045	035	149330	0055	5,850	2172717	\$575,000	11/25/05	\$98.29	SFR	L3 RC	1	Y	<i>*RC Sale.</i>
045	035	762570	2270	7,500	2200829	\$910,000	4/20/06	\$121.33	SFR TEAR DOWN	L3 RC	1	Y	Construction of 7 town homes. <i>*RC Sale.</i>
045	035	757770	0485	5,175	2196352	\$595,000	3/30/06	\$114.97	SFR	L3 RC	1	Y	Construction of 6 town homes, with parcel 757770-0475. <i>*RC Sale.</i>
045	035	762570	2265	7,500	2208158	\$910,000	5/19/06	\$121.33	SFR TEAR DOWN	L3 RC	1	Y	Construction of 7 town homes. <i>*RC Sale.</i>
045	035	757770	0475	5,175	2214283	\$595,000	6/15/06	\$114.97	SFR TEAR DOWN	L3 RC	1	51	Purchased by neighbor; however, offered on open market and sold at listing price. Construction of 6 town homes, with parcel 757770-0485. <i>*RC Sale.</i>
045	035	762570	2260	7,500	2229524	\$910,000	8/15/06	\$121.33	COMMERCIAL BLDG/SFR TEAR DOWN	L3 RC	1	Y	Construction of 7 town homes.
045	035	762570	3350	15,000	2056181	\$727,500	7/15/04	\$48.50	COMMERCIAL/2 SFR TEAR DOWNS	NC2-30'	2	Y	Includes minor #3345, an RC parcel.
045	035	246190	0065	5,000	2220062	\$500,000	7/6/06	\$100.00	SFR TEAR DOWN	NC2-30'	1	Y	<i>*RC Sale.</i>
045	035	762620	0005	16,500	2213228	\$1,300,000	6/9/06	\$78.78	2 COMMERCIAL BLDG TEAR DOWNS	NC3-30'	1	29	Purchased from SMP. Exempt from excise tax. Segregation after purchase.
045	035	762620	0005	8,387	2252932	\$747,000	11/30/06	\$89.06	COMMERCIAL BUILDING TEAR DOWN	NC3-30"	1	16	Purchased by government agency.
045	040	095200	6955	5,750	2016596	\$300,000	1/20/04	\$52.17	SFR TEAR DOWN	L2	1	Y	Construction of 2 duplex town homes. <i>*RC Sale.</i>
045	040	095200	6785	5,750	2017141	\$292,000	2/5/04	\$50.78	DUPLEX TEAR DOWN	L2	1	Y	Construction of 4 town homes. <i>*RC Sale.</i>
045	040	612660	1000	6,600	2052255	\$425,000	6/28/04	\$64.39	DUPLEX TEAR DOWN	L2	1	Y	Construction of 6 town homes. <i>*RC Sale.</i>

045	040	790470	0044	5,048	2055611 2055748	\$330,000	7/15/04	\$65.37	VACANT LOTS BEHIND SFRS	L2	4	Y	2 sales simultaneously for \$165,000. Each sale included 2 presegged lots. <i>*RC Sale.</i>
045	040	095200	7082	2,577	2060921	\$100,000	8/6/04	\$38.80	VACANT LOT BEHIND SFR	L2	1	Y	Segged portion of 095200-7080 located behind the original house with alley access. Creation of 2 zero lot line homes on minors #7082 and 7084. <i>*RC Sale.</i>
045	040	095200	6825	4,312	2240260	\$437,500	9/29/06	\$101.46	SFR TEAR DOWN	L2	1	Y	Construction of town homes. <i>*RC Sale.</i>
045	040	095200	6660	9,775	2123375	\$925,000	5/17/05	\$94.62	SFR TEAR DOWN	L3	1	Y	Construction of 7 story multi-family building. <i>*RC Sale.</i>
045	040	935800	0605	5,100	2090466	\$207,000	12/8/04	\$40.59	VACANT LAND	MR	2	Y	Includes parcel #935800-0610. Previous sale 1/27/00 for \$175,000. Seattle view. <i>*RC Sale.</i>
045	040	929730	0945	9,600	2050757	\$549,000	6/23/04	\$57.18	SFR TEAR DOWN	MR	1	Y	Construction of condominium. <i>*RC Sale.</i>
045	040	929730	0885	7,200	2237320	\$455,000	9/15/06	\$63.19	SFR	MR	1	Y	<i>*RC Sale.</i>
045	040	929730	0855	4,800	2248952	\$350,000	11/9/06	\$72.91	VACANT LAND	MR	1	Y	Construction of 4 town homes.
045	040	762870	0300	4,120	1719239	\$70,000	3/1/05	\$16.99	VACANT LAND	C1- 40'	1	Y	Small vacant lot with steep topography located to the west of the SW Avalon Way arterial. Sale price was for \$100,000 with \$30,000 allocated for plans and permits by seller. <i>*RC Sale.</i>
045	040	095200	4310	5,750	2203897	\$425,000	4/27/06	\$73.91	VACANT LAND	C1- 65'	1	51	Purchased from SMP. Exempt for excise tax.
045	040	095200	8355	4,502	2238080	\$579,000	9/20/06	\$128.60	COMMERCIAL BUILDING	C1- 65'	1	Y	Purchased from SMP. Exempt for excise tax.
045	040	612660	1010	19,556	2168897	\$1,325,000	12/6/05	\$67.75	COMMERCIAL IMPROVEMENTS- INTERIM USE	NC3- 40'	1	Y	
045	045	012303	9235	29,228	2194017	\$317,000	3/20/06	\$10.84	SFR TEAR DOWN	R6	1	Y	Site can be developed with 4 sfrs. <i>*RR</i>

													<i>Sale.</i>
045	045	012303	9235	29,228	2231169	\$450,000	8/17/06	\$15.39	SFR TEAR DOWN	R6	1	Y	Site can be developed with 4 sfrs. <i>*RR Sale.</i>
045	045	721140	0915	10,000	2011942	\$200,000	1/5/04	\$20.00	SFR TEAR DOWN	R24	1	Y	Construction of 4 skinny homes. <i>*RC Sale.</i>
045	045	721140	0945	10,363	2154780	\$251,000	9/12/05	\$24.22	PARKING LOT	R24	1	Y	
045	045	300480	0200	18,376	2167600	\$450,000	11/2/05	\$24.49	SFR TEAR DOWN	R24	2	Y	Includes minor #0190. Construction of 12 town homes. <i>*RC Sale.</i>
045	045	721140	1205	10,354	2172345	\$274,500	11/17/05	\$26.51	SFR TEAR DOWN	R24	1	Y	<i>*RC Sale.</i>
045	045	300480	0175	10,312	2220958	\$339,500	7/11/06	\$32.92	SFR TEAR DOWN	R24	1	Y	Construction of 6 town homes. <i>*RC Sale.</i>
045	045	345100	0399	37,700	2053303	\$570,000	6/29/04	\$15.12	VACANT LAND	R48	1	Y	Construction of 36 unit multi-family development. Purchase price includes plans and permits.
045	045	345100	0300	37,700	2146730	\$650,000	8/8/05	\$17.24	3 DUPLEX TEAR DOWNS	R48	1	Y	Construction of 36 apartment units.
045	045	062304	9006	47,480	2012753	\$750,000	1/7/04	\$15.80	VACANT LAND	CBSO	1	Y	
045	045	012303	9112	14,613	2044893	\$502,000	5/27/04	\$34.35	FLAPJACKS	CBSO	1	Y	Previous sale 8/2003 for \$350,000 (23.95/sf.)
045	045	012303	9121	72,401	2051160	\$1,100,000	6/25/04	\$15.19	ROXBURY LANES	CB	1	Y	
045	045	345100	0475	37,895	2163692	\$785,000	10/18/05	\$21.72	EL CHALAN RESTAURANT	CB	1	Y	
045	045	345100	0099	18,600	2173024	\$260,000	11/28/05	\$13.97	VACANT LAND	CBSO	1	Y	Buyer planning a mixed use development.
045	045	012303	9221	11,130	2221963	\$350,000	7/13/06	\$31.44	VACANT LAND	CBSO	1	Y	

Improvement Sales for Area 045 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	005	177310	1520	2,412	2176378	\$790,000	12/07/05	\$327.53	AUTO REPAIR GARAGE	NC2-40	3	34	Use-change after sale; not in ratio
045	005	177310	1745	1,230	2258124	\$360,000	12/19/06	\$292.68	JACOB'S ROOFING & CONSTRUCTION	NC2-40	1	34	Use-change after sale; not in ratio
045	010	801010	0245	8,400	2182033	\$1,115,000	01/17/06	\$132.74	ADMIRAL JUNCTION MAILNG/TRAVEL	NC2-40	1	Y	
045	010	927620	0025	9,100	2108184	\$925,000	03/15/05	\$101.65	SEATTLE TRADERS	NC2-40	1	26	Imp changed after sale; not in ratio
045	010	927620	0025	9,100	2065329	\$700,000	08/20/04	\$76.92	SEATTLE TRADERS	NC2-40	1	26	Imp changed after sale; not in ratio
045	015	126320	0070	2,116	2090366	\$175,000	12/14/04	\$82.70	COMMERCIAL BUILDING	SF 5000	1	Y	
045	015	249120	1260	5,870	2040577	\$799,200	05/20/04	\$136.15	JACKSON HEWITT TAX SERVICE & AP	NC2-40	1	Y	
045	015	329870	1136	2,507	2141953	\$1,005,000	07/25/05	\$400.88	Kiosk - adj Walgreens's	NC2-40	1	Y	
045	015	436470	0075	1,848	2238756	\$1,900,000	09/13/06	\$1,028.14	Montessori School	SF 7200	3	26	Imp changed after sale; not in ratio
045	015	436570	0060	9,604	2074831	\$1,333,056	09/10/04	\$138.80	Wa State Driver Licensing/Sylvan	NC3-40	1	Y	
045	015	534720	0205	4,999	2255952	\$550,000	12/08/06	\$110.02	ROXBURY DELI&GROCERY/PIZZA FACTO	NC2-40	1	Y	
045	015	789980	1025	6,876	2196591	\$425,000	03/17/06	\$61.81	SALVATION ARMY	L-3 RC	1	Y	
045	015	797260	3450	3,178	2166183	\$350,000	10/28/05	\$110.13	PUFF PRESCHOOL & CHILDCARE	L-2	1	Y	
045	015	815010	0015	3,700	2255818	\$445,000	12/05/06	\$120.27	VCR REPAIR & CLEANERS	NC1-30	1	Y	
045	015	935290	1220	5,758	2109044	\$577,000	03/11/05	\$100.21	RETAIL & 6 APTS	NC2-40	1	Y	
045	015	935290	1235	4,112	2141658	\$490,000	07/21/05	\$119.16	TriangleTAVERN & APTS	NC2-40	1	34	Use-change after sale; not in ratio
045	020	765240	0015	2,153	2125908	\$915,000	05/20/05	\$424.99	Mixed-use / Retail/Res	NC1-30	1	34	Use-change after sale; not in ratio
045	020	765240	0015	2,153	2215060	\$1,200,000	06/16/06	\$557.36	Mixed-use / Retail/Res	NC1-30	1	Y	
045	025	005040	0010	993	2078536	\$210,000	10/20/04	\$211.48	COMMERCIAL CONDOMINIUM	NC2-65	1	Y	
045	025	019400	0945	3,660	2015461	\$560,000	01/27/04	\$153.01	WEST SEA NATUROPATHIC CLINIC	NC1-40	1	34	Use-change after sale; not in ratio
045	025	116520	0020	1,846	2100051	\$262,900	02/03/05	\$142.42	COMMERCIAL CONDOMINIUM	NC2-65	2	34	Use-change after sale; not in ratio
045	025	149530	0210	6,800	2055088	\$1,500,000	07/15/04	\$220.59	JACOBSEN BLDG	NC2-65	1	34	Use-change after sale;

													not in ratio
045	025	757920	0050	14,115	2159277	\$1,875,000	09/29/05	\$132.84	PETCO (PET SUPPLY STORE)	NC3-85	1	Y	
045	025	757920	1065	7,627	2109998	\$950,000	03/17/05	\$124.56	RETAIL/APTS	NC2-65	1	Y	
045	025	769740	0010	2,415	2074713	\$390,000	10/01/04	\$161.49	COMMERCIAL CONDOMINIUM	NC2-65	1	Y	
045	025	808300	0010	1,702	2252650	\$600,000	11/29/06	\$352.53	SUMMIT ON CALIFORNIA CONDOMINIUM	NC2-65	1	Y	
045	030	248720	0015	1,992	2135159	\$750,000	06/10/05	\$376.51	JOSLIN BLDG	NC1-30	1	Y	
045	030	719280	0075	1,650	2038754	\$390,000	05/11/04	\$236.36	BLDG VACANT	C1-40	1	34	Use-change after sale; not in ratio
045	030	927620	0720	2,751	2036954	\$447,500	04/30/04	\$162.67	BELLI CAPELLI SALON	SF 5000	1	34	Use-change after sale; not in ratio
045	035	082600	0219	1,584	2243461	\$450,000	10/13/06	\$284.09	JAN MICHAELS SALON	NC3-30	1	34	Use-change after sale; not in ratio
045	035	152353	0015	770	2019731	\$230,000	02/24/04	\$298.70	COMMERCIAL CONDOMINIUM	L-3 RC	1	Y	
045	035	253894	0020	2,473	2066987	\$430,000	08/30/04	\$173.88	COMMERCIAL CONDOMINIUM	NC2-30	1	26	Imp changed after sale; not in ratio
045	035	280960	0025	2,495	2093770	\$611,000	12/23/04	\$244.89	RETAIL/OFFICE	L-2 RC	1	Y	
045	035	281060	0005	3,391	2212631	\$950,000	05/25/06	\$280.15	PET ELEMENTS	L-2	1	Y	
045	035	281060	0005	3,391	2095373	\$495,000	01/05/05	\$145.97	LAPORTE EIDE INC	L-2	1	34	Use-change after sale; not in ratio
045	035	431570	0008	5,730	2030594	\$795,000	04/07/04	\$138.74	RETAIL/OFFICE/APARTMENT	L-2 RC	1	Y	
045	035	431820	0440	13,612	2237164	\$3,225,000	09/05/06	\$236.92	CHURCH YOUTH CENTER	LDT	4	26	Imp changed after sale; not in ratio
045	035	762570	1285	4,645	2012488	\$1,035,000	01/06/04	\$222.82	MEDICAL/DENTAL OFFICE	NC2-30	1	Y	
045	035	762570	2445	4,916	2147502	\$985,000	08/15/05	\$200.37	TRD FRAMEWORKS	L-3 RC	1	Y	
045	035	762570	3340	9,226	2054983	\$1,268,400	06/18/04	\$137.48	APARTMENTS AND OFFICES	NC2-30	1	Y	
045	040	095200	8112	1,640	2208289	\$250,000	05/17/06	\$152.44	AUTO REPAIR	C1-65	1	Y	
045	040	095200	8345	2,280	2067040	\$444,000	08/17/04	\$194.74	MEDICAL OFFICE	C1-65	1	Y	
045	040	260787	0030	572	2240277	\$230,000	09/20/06	\$402.10	41ST AVENUE CONDOMINIUM	NC3-40	1	Y	
045	040	935800	0300	57,236	2059603	\$11,400,000	07/26/04	\$199.18	All-Star Fitness	IG2 U/8	1	Y	
045	045	012303	9100	8,750	2143162	\$950,000	07/28/05	\$108.57	ST VINCENT DE PAUL	CBSO	1	34	Use-change after sale; not in ratio
045	045	062304	9173	3,468	2044007	\$548,000	05/24/04	\$158.02	MARV'S BROILER	CBSO	2	Y	
045	045	062304	9183	6,056	2103657	\$500,000	02/09/05	\$82.56	CENTER BLDG	CBSO	1	Y	
045	045	072304	9096	4,844	2139111	\$565,000	07/05/05	\$116.64	S & K Auto Sales	CBSO	1	Y	
045	045	079500	0130	1,260	2026333	\$265,000	03/23/04	\$210.32	REPAIR SHOP	CBSO	2	Y	

045	045	079500	0260	1,223	2252621	\$241,208	11/28/06	\$197.23	I & J Automotive	CBSO	1	Y	
045	045	219510	0025	7,600	2035202	\$1,080,000	04/30/04	\$142.11	RETAIL BUILDING	CBSO	1	Y	
045	045	300480	0460	4,000	2247192	\$400,000	10/30/06	\$100.00	RETAIL STORES	CBSO	1	Y	
045	045	300480	0465	20,880	2250133	\$1,740,000	11/08/06	\$83.33	MUTUAL INDUSTRIES & RETAIL (see	CBSO	3	Y	
045	045	316360	0400	2,608	2259356	\$400,000	12/15/06	\$153.37	Community Church	R18	1	34	Use-change after sale; not in ratio
045	045	320380	0005	12,480	2247399	\$3,600,000	11/01/06	\$288.46	BARTELL DRUG STORE	CBSO	1	Y	
045	045	630340	0265	11,606	2159478	\$1,654,000	09/30/05	\$142.51	HOMETOWN RENTALS	CBSO	3	Y	
045	045	797320	2635	6,874	2021046	\$850,000	02/23/04	\$123.65	BREAK STOP AUTO & TIRE	CBSO	2	26	Imp changed after sale; not in ratio
045	045	797320	2835	9,010	2085514	\$940,000	11/18/04	\$104.33	DORMER PLAZA	CBSO	1	Y	